

## City of Gainesville Proposed Inclusionary Housing Policy Summary

The City of Gainesville has been considering the establishment of a mandatory Inclusionary Housing policy over the past few years. On January 11, 2024, the City's General Policy Committee (GPC) reviewed and discussed a specific Inclusionary Housing policy proposal. At the conclusion of that discussion, the GPC directed staff to return with ordinances for Comprehensive Plan and Land Development Code amendments to establish a mandatory Inclusionary Housing program.

The following are the key features of the Inclusionary Housing policy being considered by the City of Gainesville:

- **Multi-family residential developments containing 10 or more units would be required to provide a minimum 10% of the units as affordable housing at 80% of the Area Median Income (AMI).**
- Developments incorporating affordable units under this requirement will be provided with a density bonus of 30%, or another incentive appropriate for the size of the development and the amount of affordable units being provided.
- Development has the option to increase the density bonus up to 50% by providing more affordable units or a decrease in the AMI. An increase of 10 affordable units results in an increase of 5% density bonus and a decrease of 10% AMI will result in a 5% density bonus.
- Developments that do not meet the 10-unit threshold can voluntarily opt into the provisions for affordable housing requirements and be eligible for the applicable incentives.
- The inclusionary requirement must be documented in a deed restriction, covenant, or other legal mechanism submitted to the City for review and approval prior to certificate of occupancy for any unit in the development.
- Affordable units must be integrated with the market rate residential units in the development.

Full City Staff Report and Proposed Inclusionary Housing Policy Amendments:

<https://pub-cityofgainesville.escribemeetings.com/filestream.ashx?DocumentId=81894>